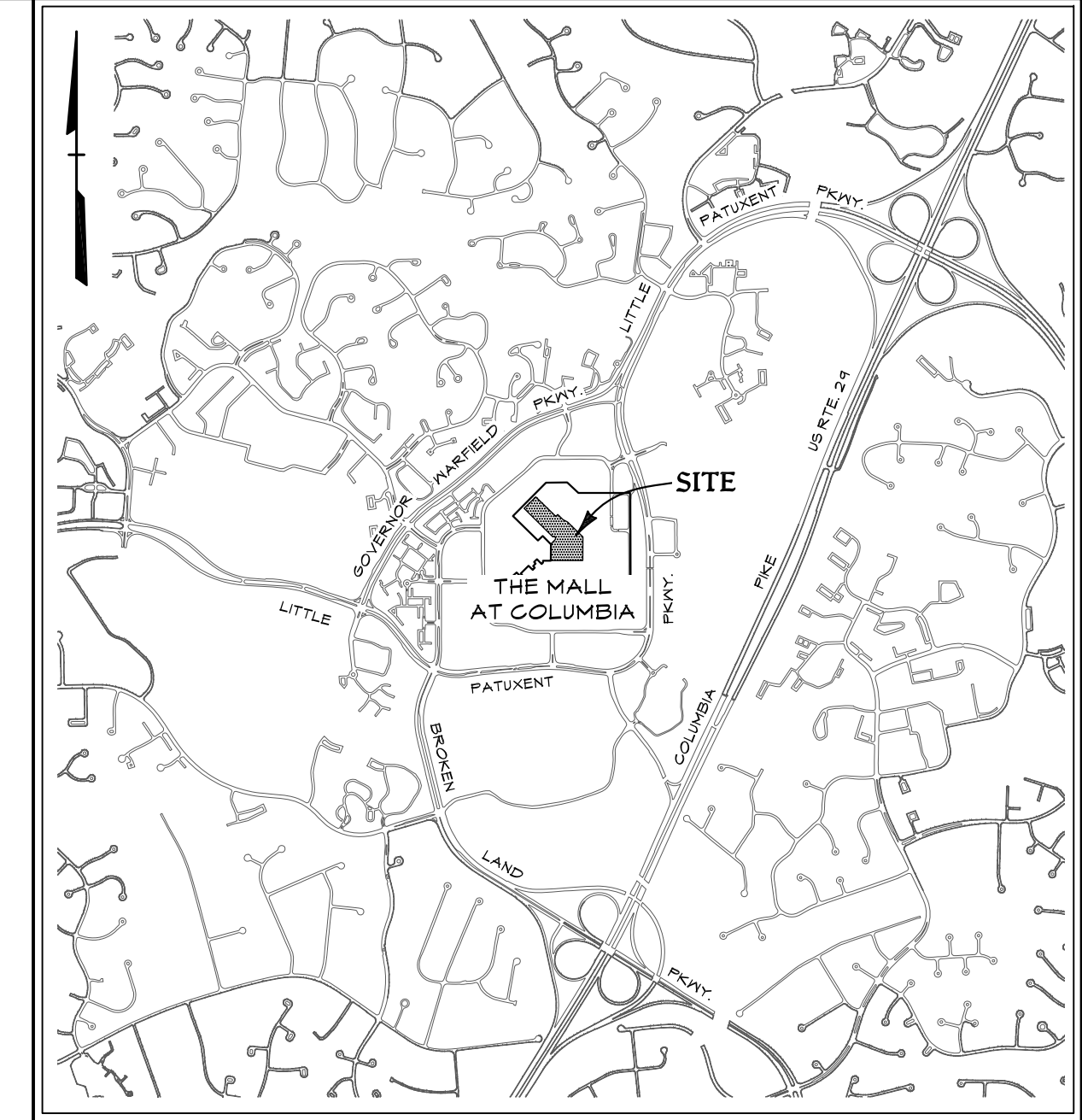


Neighborhood Concept Plan

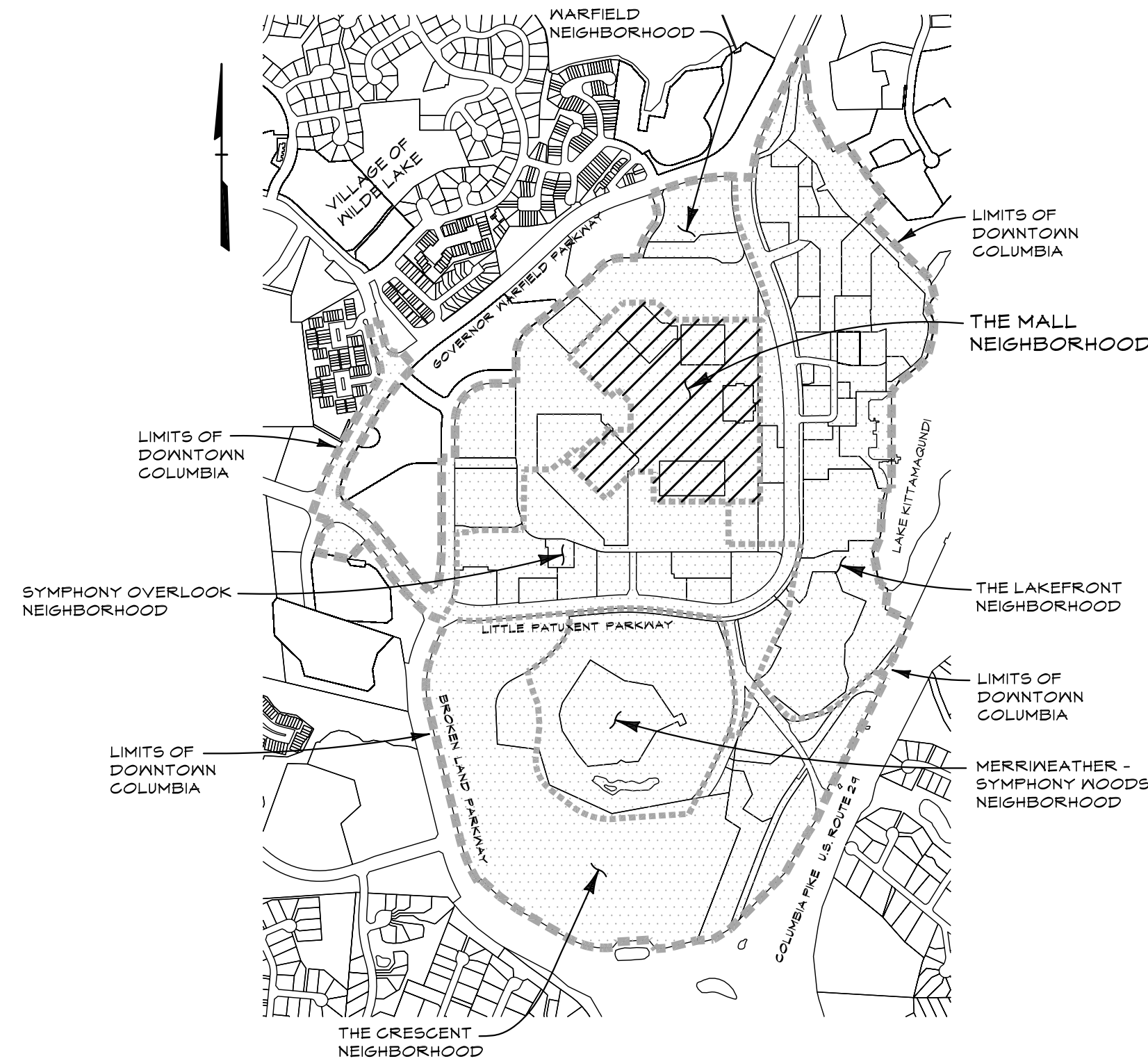
DOWNTOWN COLUMBIA

The Mall Neighborhood



VICINITY MAP

Scale: 1"=2000'



THE NEIGHBORHOODS

Scale: 1"=1000'

GENERAL NOTES

- THE STREET CLASSIFICATIONS SHOWN HAVE BEEN MODIFIED FROM THE DOWNTOWN GENERAL PLAN. SEE SECTION 2.0 (STREET DESIGN) OF THE MALL NEIGHBORHOOD DESIGN GUIDELINES FOR ADDITIONAL INFORMATION AND A SUMMARY OF THE CHANGES AND THE PURPOSE OF THE CHANGES.
- THE BLOCK CONFIGURATIONS SHOWN HAVE BEEN MODIFIED FROM THE DOWNTOWN GENERAL PLAN. SEE SECTION 1.0 (INTRODUCTION) OF THE MALL NEIGHBORHOOD DESIGN GUIDELINES FOR ADDITIONAL INFORMATION AND A SUMMARY OF THE CHANGES AND THE PURPOSE OF THE CHANGES.
- A MINIMUM OF 5% NET NEW DOWNTOWN COMMUNITY COMMONS SHALL BE PROVIDED. THESE COMMONS SHALL CONSIST OF SECONDARY AMENITY SPACES WHICH SHALL BE LOCATED ON THE DEVELOPMENT BLOCKS AND INDICATED AT THE SITE DEVELOPMENT PLAN STAGE. THE 5% NET NEW DOWNTOWN COMMUNITY COMMONS SHALL BE IN ACCORDANCE WITH SECTIONS 103 AND 125.A.9.4 OF THE HOWARD COUNTY ZONING ORDINANCE. PARTICULARLY, DOWNTOWN COMMUNITY COMMONS SHALL NOT INCLUDE AREA FROM ANY DRIVE LANE FOR VEHICULAR TRAFFIC.
- FOR LOCATION OF SECONDARY PEDESTRIAN ROUTES (ROUTES OTHER THAN THE PRIMARY PEDESTRIAN ROUTES) SEE THE MALL NEIGHBORHOOD IMPLEMENTATION PLAN, SECTION 'C' (COMMON SPACES), AND SECTION 'D' (TRANSPORTATION).

THE MALL NEIGHBORHOOD AMENITY SPACE CHART

NO.	AMENITY NAME	FDP AREA	5% REQUIRED	AMENITY SPACE REQUIRED
1.	MALL PLAZA	246,985 S.F. (5.67 AC.)	12,350 S.F.	12,350 S.F.**

** AMENITY SPACE REQUIRED WILL BE PROVIDED WITHIN THE FDP LIMITS AND DETAILED ON THE SITE DEVELOPMENT PLAN.

PURPOSE NOTE:

- 31,500 SQ. FT. ± OF EXISTING RETAIL LOCATED ON LOT 47 WILL BE DEMOLISHED AND REPLACED WITH 75,000 SQ. FT. ± OF NEW RETAIL/RESTAURANT SPACE, (43,500 SQ. FT. ± NET INCREASE OF G.L.A.
- THE ADDITIONAL NET NEW LEASABLE AREA WILL REQUIRE ADDITIONAL PARKING. UNTIL THE SDP STAGE IT WILL BE UNKNOWN HOW MUCH PARKING AND WHERE IT WILL BE LOCATED, SO A NOTE HAS BEEN ADDED TO THE FDP PLAN WHICH INDICATES THAT THE PARKING WILL BE CALCULATED BASED ON THE CURRENT ZONING REGULATIONS SECTION 133.E.3 - DOWNTOWN REVITALIZATION.

NOTES

1. THE NEIGHBORHOOD DESIGN GUIDELINES (NDG) AND THE NEIGHBORHOOD IMPLEMENTATION PLAN (NIP) WERE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ALONG WITH THE RECORDING OF THIS FDP WHICH INCLUDES THE FDP WHICH INCLUDES THE NEIGHBORHOOD CONCEPT PLAN (NCP).

THIS PLAN WAS PREPARED IN ACCORDANCE WITH SECTION 125.E.3 OF THE HOWARD COUNTY ZONING REGULATIONS EFFECTIVE ON APRIL 6, 2010.

THE NEIGHBORHOOD DESIGN GUIDELINES (NDG) AND NEIGHBORHOOD CONCEPT PLAN (NCP) WERE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ALONG WITH THE RECORDING OF THESE FDP PLANS.

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO.: _____ EXPIRATION DATE: _____

RECORDED AS PLAT NUMBER
ON _____, AMONG THE LAND
RECORDS OF HOWARD COUNTY,
MARYLAND

OWNER/PETITIONER

GENERAL GROWTH PROPERTIES
10440 LITTLE PATUXENT PARKWAY, SUITE 1000
COLUMBIA, MARYLAND 21044
ATTN: CHRISTINE McGRUL
410-492-6000

DOWNTOWN COLUMBIA

THE MALL NEIGHBORHOOD

COLUMBIA

NEIGHBORHOOD CONCEPT PLAN

COLUMBIA TOWN CENTER
SECTION 2 AREA 1

5th ELECTION DISTRICT
TAX MAP: 36
SCALE: 1"=1000'

HOWARD COUNTY, MARYLAND
PARCEL 460, LOT 47
SHEET 1 OF 2

CENTURY
ENGINEERING
CONSULTING ENGINEERS - PLANNERS
10710 Gilroy Road, Hunt Valley, MD 21031
Phone: 443.589.2400 Fax: 443.589.2401
www.centuryeng.com

DRAWN BY: M.S.S.	CHECK BY: M.J.P.	DATE: MAY 16, 2012
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HOWARD COUNTY PLANNING BOARD

HO. CO. EXECUTIVE SECRETARY	DATE	HO. CO. PLAN. BD. CHAIRPERSON	DATE
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